

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Michael Carabetta, chair

Alessandro Meccia, vice chair

Tyde Richards, clerk

Ralph Page

George C. Kingston

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of August 12, 2014

Present were: Vice Chair, Alessandro Meccia, Clerk; Tyde Richards, George Kingston and Ralph Page. Michael Carabetta was not present.

Request for Waiver of Site Plan Review – ELS (Elderly Laundry Service), 94 Ridge Road

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Alessandra Smith, ELS Elderly Laundry Service, 94 Ridge Road to operate an office for bookkeeping and clerical work for ELS.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the Request of Waiver of Site Plan Review for Alessandra Smith, ELS to operate an office for bookkeeping and clerical work for ELS conditioned upon there being no retail operation at the site, no clients at the site, no employees other than the owner and no signage placed at the site. Ms. Smith will share the office space with Jared Smith at the location who was granted a waiver in 2011 for office use. The Smiths are the only employees and the hours of operation for Ms. Smith are from 9:00 a.m. to 12:00 p.m. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Waiver of Site Plan Review – Sears Carpet & Air Duct Cleaning, 11 Pineywoods Drive

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from George Kuselias, New England Ultra Care, LLC d/b/a Sears Carpet & Air Duct Cleaning to operate an office for payroll, tax returns and as a mailing address for his cleaning business at 11 Pineywoods Drive.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the Request of Waiver of Site Plan Review for George Kuselias, Sears Carpet & Air Duct Cleaning conditioned on there being no retail operation at the site, no clients at the site, no employees other than the owner and no signage placed at the site. Mr. Kuselias will be the only employee and the site is for office work only. There will be no commercial vehicles at the site and all cleaning work is done off site as the actual business operates out of Attleboro, MA and Wallingford, CT. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Waiver of Site Plan Review – Rejean Roy Construction, 138 Nottingham Drive

Mr. Page recused himself due to possible conflict of interest.

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Rejean Roy, Rejean Roy Construction, 138 Nottingham Drive to operate an office for his construction business in order to perform bookkeeping, telephone and billing work for his construction business at the above-referenced site. Mr. Roy will be the only employee and the hours of operation are expected to be approximately 4 hours per week.

Upon motion duly made by George Kingston and seconded by Tyde Richards, the Board voted unanimously (3-0) to approve the Request of Waiver of Site Plan Review for Rejean Roy, Rejean Construction conditioned upon there being no retail operation at the site, no clients at the site, no employees other than the owner and no signage placed at the site. Mr. Roy has one commercial vehicle that he keeps in the garage, screened from view at 138 Nottingham Drive. The office is not to occupy any more than 20% of the total floor area of the dwelling, including the basement area. If there are any changes in the operation, the applicant must appear before the Planning Board again to discuss those changes.

Request for Temporary Signage – EL Cultural Council, 328 North Main Street

Clerk, Tyde Richards read a Request for Signage from Sandra Kowen, Chairman of the East Longmeadow Cultural Council for a Food Drive at Senior Center 328 North Main Street.

After review of the proposed signage for EL Cultural Council, 328 North Main Street and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the temporary signage as presented showing the information on the food sale for the food pantry measuring approximately 27" x 18" for a total of 3.375 square feet, for a period of two days, Thursday & Friday, beginning September 14, 2014 for two days a month until December 31, 2014. The signs will be

removed each Friday evening after the drive ends until the next monthly date of opening conditioned on a building permit being obtained by the Building Inspector.

Request for Waiver of Site Plan Review & Signage - LAER Realty Partners, 310 North Main Street

Clerk, Tyde Richards read a request for Waiver of Site Plan Review from Andrew Armata, LAER Realty Partners to operate a real estate office at 310 North Main Street. The proposed hours of operation are Monday through Friday from 8:00 a.m. to 8:00 p.m. and there will be 20 employees.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve the Request of Waiver of Site Plan Review for LAER Realty Partners, 310 North Main Street.

After review of proposed signage for LAER Realty Partners and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve one ground sign measuring 84" x 48" for a total of 49 square feet showing LAER Realty Partners; and two panel signs each measuring 84" x 12" and included in the total square feet of the ground sign. This approval is conditioned upon the issuance of a permit by the Building Inspector.

Request for Temporary Signage – Sonic Urgent Care, 406 North Main Street

Clerk, Tyde Richards read a Request for Signage from Sonic Urgent Care, 406 North Main Street.

After review of the proposed signage for Sonic Urgent Care, 406 North Main Street and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to approve a temporary building sign "Now Open" – Sonic Urgent Care" measuring 2' x 10' for a total of 20 square feet allowed for a period of thirty (30) days conditioned upon the applicant obtaining sign permits from the Building Inspector and after the thirty days this banner must be removed.

Release of Covenant – Pondview Drive subdivision

Ms. Macdonald said the amount of the bond is going to be \$292,282.60 in order to release the covenant and said that it had been approved by DPW.

Upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted unanimously (4-0) to release the subdivision covenant for Pondview Drive in lieu of the aforementioned cash bond.

Minutes

The Board reviewed the minutes of March 20, 2014 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (4-0).

The Board reviewed the minutes of June 17, 2014 and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted (4-0) to approve with edits.

Miscellaneous

Ms. Macdonald informed the Board that the Selectmen have set the date for the Special Town Meeting for October 27th.

With no further business and upon motion duly made by George Kingston and seconded by Ralph Page, the Board voted 4-0 to adjourn at 6:25 p.m.

For the Board

Tyde Richards, Clerk